



Symonds
& Sampson

28 Hascombe Court

Somerleigh Road, Dorchester, Dorset

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Somerleigh Road, Dorchester
Dorset, DT1 1AG

A bright and spacious two-bedroom ground-floor apartment, offering independence and a high standard of living in retirement, conveniently located close to the town centre.



- Ground floor flat
- No onward chain
- Town centre location
- Exclusive over 65's building
- Off street resident/visitor parking
- Master en suite shower room
 - Two double bedrooms
 - Care options

Guide Price £350,000

Leasehold

Dorchester Sales
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THE PROPERTY

Hascombe Court is part of a quality development of close-care apartments offering on site nursing home facilities and 24 hour emergency response within the centre of Dorchester. The customisable care package offers a range of services such as daily healthcare assistant visits, laundry and cleaning services and guest suites for visitors.

A security entry phone gives access to the building. There is a communal entrance with a lift and stairs that will take you to all floors, as well as a lounge/dining room and other communal areas for residents to enjoy. The apartment has been designed to cater for wheelchair access, has gas fired central heating and double glazing.

ACCOMMODATION

The accommodation comprises an entrance hall and a spacious sitting/dining room. The tastefully fitted kitchen features integrated appliances, including an eye-level oven, hob, washing machine, dishwasher and fridge/freezer. There are two double bedrooms, with the principal bedroom benefitting from fitted wardrobes and an en suite shower room, in addition to a separate bathroom.

OUTSIDE

Outside there are landscaped communal grounds with seating areas, paved terraces and parking spaces for residents and visitors.

SITUATION

Hascombe Court enjoys a convenient location in the heart of the county town, just a short walk from the high street and shops. The new Brewery Square development is also close by and boasts a variety of shops, restaurants and a multi-screen cinema.

The Dorchester South and Dorchester West stations provide mainline rail services to London Waterloo and Bristol Temple Meads, and Dorset County Hospital is also close by.

DIRECTIONS

What3words///brilliant.differ.paraded

SERVICES

Mains water, electricity, gas and drainage are connected.
Gas fired central heating system.

Broadband - Ultrafast speed available

Mobile - It is reported that you are likely to have network coverage for both indoors and outdoors (<https://www.ofcom.org.uk>)

Council Tax Band: D (Dorset Council - 01305 251010)

LOCAL AUTHORITY

Lease 150 years from January 2001 (126 years remaining).

Service charge £7,668 per annum, paid on a monthly basis in £639 amounts.
To include 24hr emergency response, monthly activities and two large events, building insurance, maintenance of communal areas and gardens.

A water usage charge is applied every six months, and the vendor advises that the most recent payment was £43.00.

The property falls within a conservation area.



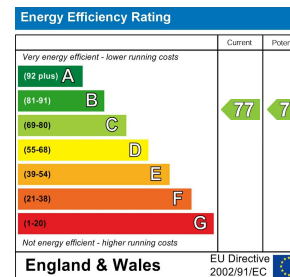
Somerleigh Road, Dorchester

Approximate Area = 976 sq ft / 90.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Symonds & Sampson. REF: 1285913



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